

745
PAUL L. RILEY, SR., ET UX,

Grantors

TO

WARRANTY DEED

JAMES ALBERT RILEY, ET AL,

Grantees

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, We, PAUL L. RILEY, SR., and wife, FRANCES G. RILEY, do hereby grant, bargain, sell, convey, and warrant to JAMES ALBERT RILEY and CHARLES D. BROWN, as tenants in common, that certain property lying and being situated in DeSoto County, Mississippi, and being more particularly described as follows:

Part of the Southwest Quarter of Section 22, Township 3 South, Range 9 West, DeSoto County, Mississippi, and being more particularly described as follows:

Commencing at a point commonly accepted as the Southwest corner of said quarter section, said point being a masonry nail on the centerline of Mississippi Highway No. 301; thence run North 00° 36' 23" West a distance of 597.89 feet along said centerline to a point; thence run North 00° 01' 41" East a distance of 445.98 feet along said centerline to a point; thence run North 89° 53' 05" East a distance of 30.00 feet to a point on the east right of way line of said Highway, said point being in line with an old barb-wire fence to the east, and the point of beginning; thence run North 00° 06' 55" West a distance of 319.99 feet along said right-of-way line to a half-inch steel bar; thence run South 88° 24' 03" East a distance of 1359.63 feet to a half-inch steel bar in an old barb-wire fence; thence run South 01° 24' 47" East a distance of 320.29 feet along said fence to a cross-tie fence post; thence run North 88° 24' 03" West a distance of 1366.89 feet along an old barb-wire fence to the Point of Beginning, and containing 10.01 acres. Bearings are based on true north as determined by solar observation. The above described property is a part of that certain realty conveyed by Deed of record in Deed Book 92, Page 402, and is the same property as conveyed to previous Grantor by Deed dated January 10, 1984, and of record in Deed Book 168, Page 400, both of the records of DeSoto County, Mississippi.

The above described property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of DeSoto County, Mississippi; subject to right of way to DeSoto County, Mississippi, of record in Deed Book 41, Page 176, of the records of DeSoto County, Mississippi; subject to Perpetual Flowage Easement to the United States of America of record in Deed Book 30, Page 272, of the records of DeSoto County, Mississippi; subject to any shortages in acreage, adverse possession encroachments, boundary line disputes, or any other matters which might be revealed by an accurate current survey; and subject to tax

for the year 1988 and all subsequent years, all of which taxes are to be the responsibility of Grantees, their heirs or assigns.

Possession of the described property is conveyed to Grantees upon delivery of this Deed, subject however to the reservation by previous owner of the right to have his mobile home to remain on said property for up to 120 days from the date of that certain Warranty Deed conveying said property, said Deed being dated November 17, 1987, and being of record in Deed Book 200, Page 402, of the records of DeSoto County, Mississippi.

Witness our signatures, this the 11th day of December, 1987.

Paul L. Riley, Sr.
PAUL L. RILEY, SR.

Frances G. Riley
FRANCES G. RILEY

Mr. and Mrs. Paul L. Riley, Sr.
3634 Highway 301 South
Hernando, MS. 38632
(601) 368-1915

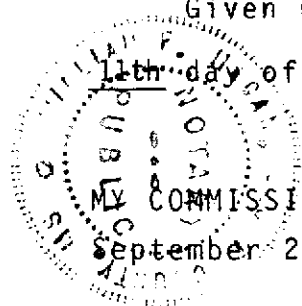
Mr. James Albert Riley, et al
11070 Sullivan Road
Hernando, MS. 38632
(601) 368-3190

STATE OF MISSISSIPPI

COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named PAUL L. RILEY, SR., and wife, FRANCES G. RILEY, who each acknowledged that they signed and delivered the above and foregoing WARRANTY DEED as their free and voluntary act and deed on the day and date mentioned therein and for the purposes therein expresses.

Given under my hand and official seal of office, this the 11th day of December, 1987.



William F. Hagan
NOTARY PUBLIC

Filed @ 12:15 p.m. ^{15th} Dec. 1987
Recorded in book 200 Page 745
H. C. Ferguson, Chancery Clerk